

BLK 4 LOT 9 & PT LOT 10
IN OR 2687/695
NASSAU LAKES 1B R/P PBK 6/175

FRIEDERICH'S BRIAN & ASHLEY
325 9TH ST
ATLANTIC BEACH, FL 32233

2025

27-2N-28-141B-0004-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4011.00		

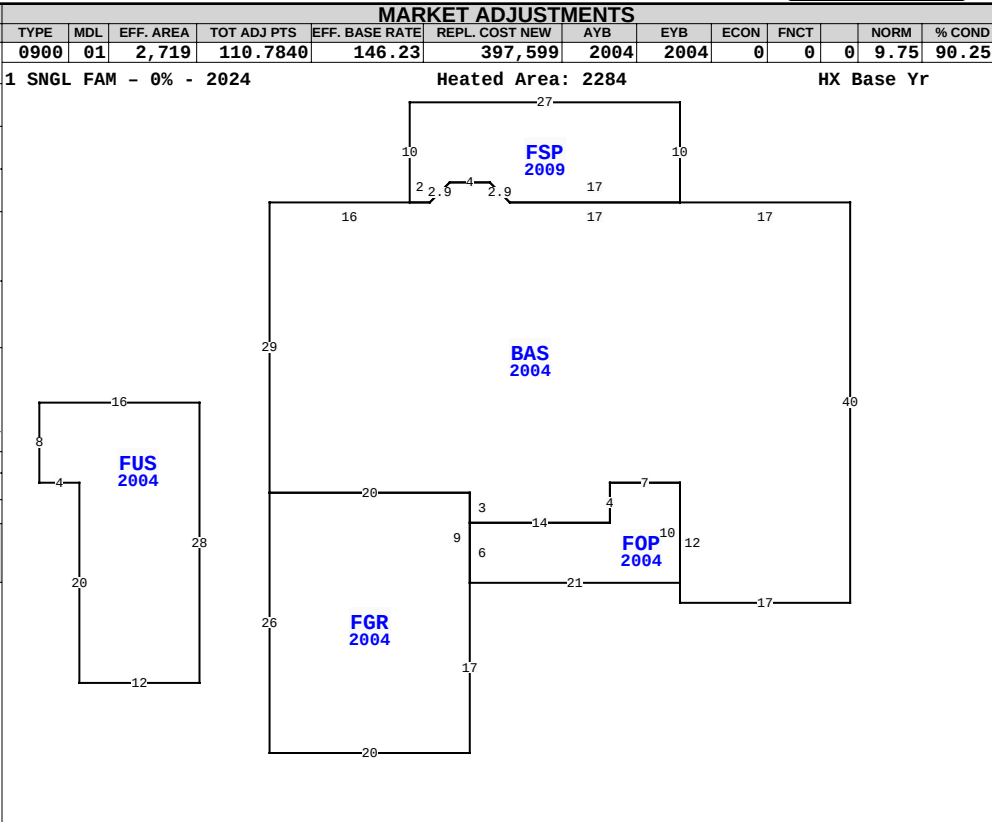
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2004	1,916	252,860
FGR	520	55	2004	286	37,744
FOP	154	30	2004	46	6,071
FSP	258	40	2009	103	13,593
FUS	368	100	2004	368	48,566

TOTALS	3,216			2,719	358,833
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	976.00	SF	4.00
3	0820	WOOD WALK	0	0	16	12	192.00	SF	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00

REVIEW DATE	06/01/2022	BY	KWA
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96198 CAYMAN CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/25/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	0	0	0	976.00	SF	4.00	4.00	100	2004	2004	3	83	3,240	
3	0820	WOOD WALK	0	0	16	12	192.00	SF	11.75	11.75	100	2011	2011	3	40	902	

TOTAL OB/XF													7,187		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
03 PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00					

Total Acres: 0.00	Total Land Value: 95,000	Market: 0	Agricultural: 0	Common: 95,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										358,833	
TOTAL MARKET OB/XF VALUE										7,187	
TOTAL LAND VALUE - MARKET										95,000	
TOTAL MARKET VALUE										461,020	
SOH/AGL Deduction										0	
ASSESSED VALUE										461,020	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										461,020	
TOTAL JUST VALUE										461,020	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										436,196	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2687/695	12/28/2023	WD	U	I	37	305,000	
GRANTOR: 3725 SPRING PARK LLC							
GRANTEE: FRIEDERICH'S BRIAN &							
2521/1062	12/13/2021	WD	Q	I	01	265,000	
GRANTOR: BROWN BRIAN K & LOUIS							
GRANTEE: 3725 SPRING PARK LL							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2004] W17 FSP=[YR=2009] N10 W27 S10 E2 U2 R2 E4 D2 R2 E17\$ W17 U2 L2 W4 D2 L2 W16 S29 FGR=[YR=2004] S26 E20 N17 FOP=[YR=2004] E21 N10 W7 S4 W14 S6\$ N9 W20\$ E20 S3 E14 N4 E7 S12 E17 N40\$ PTR=W65 S20 FUS=[YR=2004] W16 S8 E4 S20 E12 N28\$ N20 E65\$.									